

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
September 15, 2011
MINUTES

PRESENT

Linda Searl
Terry Peterson
Smita Shah
Gabe Klein
George Migala
John Nelson
Doris Holleb
David Weinstein
Patricia Scudiero
Michael Kelly
Andrew Mooney
Alderman Walter Burnett
Alderman Margaret Laurino
Alderman Thomas Tunney

ABSENT

Kevin Slaughter
Gracia Shiffrin
Nancy Pacher
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Ray Suarez

- I. The Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eight members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on September 15, 2011.
- III. The Minutes of the August 18, 2011 Hearing were approved unanimously.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY
PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 7 WERE
APPROVED BY A 8-0 OMNIBUS VOTE.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the

property located at 6601 South Paulina/1651-53 West 55th Street in the 15th Ward. (11-078-21)

2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 7232 South Morgan Street in the 17th Ward. (11-078-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2926 West Monroe Street in the 2nd Ward. (11-078-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6432 South Laflin Avenue in the 17th Ward. (11-078-21)

Negotiated Sales

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4504 South Marshfield Avenue in the 3rd Ward. (11-079-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 449 West 22nd Place/2344 South Grove Street in the 25th Ward. (11-080-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 521 North Sawyer Avenue in the 27th Ward. (11-082-21)

Dispositions, Acquisitions, and Change of Use

8. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to the Chicago Board of Education for a private driving lane and parking lot for Bret Harte School for the property located at 5532 South Cornell Avenue (rear) in the 5th Ward. (11-004-21A)
9. A resolution recommending a proposed ordinance authorizing the acquisition of land by the Chicago Board of Education for the new Bret Harte School parking lot for the property located at 5532 South Cornell Avenue (rear) in the 5th Ward. (11-004-21B)
10. A resolution recommending a proposed ordinance authorizing the change of use by the Chicago Board of Education from vacant property to for the new Bret Harte School parking lot for the property located at 5532 South Cornell Avenue (rear) in the 5th Ward. (11-004-21B)

11. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Windermere House, LLC for a high-rise residential building for the property located at 5532 South Cornell Avenue (rear) in the 5th Ward. (11-082-21)
 12. A resolution recommending a proposed ordinance authorizing the change of use from a City of Chicago vacant land to the Windemere House, LLC for a high-rise residential building for the property located at 5532 South Cornell Avenue (rear) in the 5th Ward. (11-082-21)
 13. A resolution recommending a proposed ordinance authorizing the disposition of Chicago Board of Education land to the City of Chicago for the property located at 5532 South Cornell Avenue (rear) in the 5th Ward. (11-083-21A)
 14. A resolution recommending a proposed ordinance authorizing the acquisition to the City of Chicago from the Chicago Board of Education for the property located at 5532 South Cornell Avenue (rear) in the 5th Ward. (11-083-21B)
 15. A resolution recommending a proposed ordinance authorizing the disposition of Chicago Board of Education land to the City of Chicago for the property located at 5532 South Cornell Avenue (rear) in the 5th Ward. (11-084-21)
 16. A resolution recommending a proposed ordinance authorizing the change of use from the City of Chicago to Windemere House, LLC for a high-rise residential building for the property located at 5532 South Cornell Avenue (rear) in the 5th Ward. (11-084-21)
 17. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to Uhlich Childrens Advantage Network for the property located at 1106-112 South Central Park Avenue in the 24th Ward. (11-077-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed technical amendment to Institutional Business Planned Development No. 831 generally located at approximately 4556 - 4704 and 4627 - 4659 North Pulaski Road, 4000 - 4010 West Wilson Avenue, 4000 - 4010 and 4001 - 4011 West Eastwood Avenue, and 3949 - 3959 West Leland Avenue submitted by Alderman Margaret Laurino. The application proposes to remove an approximately 1.00-acre parcel, generally located at 4627 - 4659 North Pulaski Road and 3949 - 3959 West Leland Avenue, from the Planned Development and to revise the Planned Development's Bulk Regulations and Data Table to reflect the decreased Net Site Area. The parcel being removed will be rezoned to B3-1 Community Shopping District. (39th Ward) **Approved 8-0-1 with Commissioner**

Laurino recusing herself. Yeas – Commissioners Burnett, Holleb, Migala, Mooney, Nelson, Scudiero, Weinstein and Searl.

2. A proposed Institutional Planned Development submitted by the DeVry, Inc. for the property generally located at 3246-3360 North Campbell Avenue; 2500-2546 West Melrose Street and 3237-3429 North Rockwell Street. The applicant is proposing to expand an existing institutional building with a new 87,000 square foot facility and allow for an additional 30,000 square foot expansion, establish two sub areas and allow for 761 accessory parking spaces. The applicant is proposing to rezone the property from M1-1 Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District prior to establishing the Institutional Planned Development. (47th Ward) **Approved 11- 0, Yeas – Commissioners Burnett, Holleb, Laurino, Migala, Mooney, Nelson, Scudiero, Shah, Tunney, Weinstein and Searl.**
3. A proposed amendment to Institutional Planned Development 60, submitted by Lycee Francais de Chicago, for the property generally located at 4550 North Winchester Avenue. The Applicant proposes to construct an approximately 120,000 square foot school facility with approximately 70,000 square feet of outdoor recreational space. The maximum height for development subject to this amendment within this Planned Development will be 80'. The Applicant is not proposing a change to the underlying zoning of RM5 (Residential Multi-Unit District) in this Planned Development; this amendment only addresses a proposed expansion to the uses allowed within Institutional Planned Development 60. (47th Ward) **Approved 12-0, Yeas – Commissioners, Holleb, Kelly, Laurino, Migala, Mooney, Nelson, Peterson, Scudiero, Shah, Tunney, Weinstein and Searl.**
4. A proposed amendment to Residential Planned Development No. 850 for the property generally located at 6700 - 6800 South Keating Avenue and 4719 - 4751 West Marquette Road submitted by Senior Suites Chicago Midway Village, LLC. The applicant proposes to amend the planned development to increase the maximum permitted number of residential units from 198 to 239 in order to construct a five-story senior residential building with 89 dwelling units and 56 parking spaces. (13th Ward) **Approved 10-0, Yeas – Commissioners Holleb, Kelly, Migala, Mooney, Nelson, Peterson, Scudiero, Tunney, Weinstein and Searl.**
5. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 605 submitted by the Metropolitan Pier and Exposition Authority for the property generally located at 2233 South Dr. Martin Luther King, Jr. Drive. The applicant proposes to construct a 13-story addition with 461 hotel rooms to the existing hotel in the McCormick Place complex in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (2nd Ward) **Approved 9-0, Yeas – Commissioners Holleb, Kelly, Migala, Mooney, Nelson, Peterson, Scudiero, Weinstein and Searl.**

6. A proposed amendment to Residential Business Planned Development No. 84, submitted by 43rd Ward Alderman Michele Smith, for the property generally located at 550 West Webster Avenue and 2159 North Lincoln Avenue. The proposed amendment adds a new loading space on Lincoln Avenue for a proposed retail use, increases the dwelling unit count from 152 to 213 and further restricts the non-residential uses on the property. (43rd Ward) **Approved 14-0, Yeas – Commissioners Burnett, Holleb, Kelly, Klein, Laurino, Migala, Mooney, Nelson, Peterson, Scudiero, Shah, Tunney, Weinstein and Searl.**
 7. A proposed amendment to Residential-Business Planned Development No. 535 submitted by Uhlich Children's Advantage Network (UCAN), for the property generally located at 3600-3664 West Fillmore Street; 3601-3719 West Fillmore Street; 1012-1106 South Central Park Avenue; and 1013-1027 South Independence Boulevard. The applicant proposes to amend the boundaries of the planned development by adding an approximately 7,500 square foot site currently zoned M1-2 Limited Manufacturing / Business District located at 1106-1112 South Central Park Avenue to increase the net site area of Sub Area A-Block 9. Within that Subarea, the Applicant plans to construct a 40,000 square foot 3-story administrative building, construct a 54,000 square foot 3-story transitional living facility with 70 beds, and allow for 150 accessory parking spaces. A portion of the existing planned development lies in the Sears, Roebuck and Company complex and is identified on the National Register of Historic Places. The applicant proposes to rezone the M1-2 Limited Manufacturing / Business District site to a B2-3 Neighborhood Mixed-Use District and incorporate the property into to Residential Business Planned Development no. 535 prior re-establishing the Residential Business Planned Development no. 535, as amended. (24th Ward) **Approved 8-0, Yeas – Commissioners Holleb, Mooney, Nelson, Peterson, Scudiero, Shah, Weinstein and Searl.**
- E. MATTERS DEFERRED IN ACCORDANCE WITH INTER-AGENCY PLANNING REFERRAL ACT, 65 ILCS 5/11-12-4:
1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located on West Garfield Blvd; West 56th Place; West 57th Street; West 57th Place; West 58th Street; West 58th Place, West 59th Street, West 60th Place; South Stewart Avenue; South Eggleston Avenue and South Parnell Avenue in the 3rd and 20th Ward. (11-081-21) **Deferral approved by an omnibus vote of 8-0**
- F. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
1. A proposed Commercial Planned Development, submitted by Crown Roseland LLC, for the property generally located at 25-45 East 115th Street. The Applicant proposes to construct a 49,000 square foot retail facility and parking for 208

vehicles. The maximum height within this Planned Development will be 30'. The Applicant proposes to maintain the property's existing underlying zoning of B3-1 (Community Shopping District) prior to establishing this proposed Commercial Planned Development. (9th Ward) **Deferral approved by an omnibus vote of 8-0**

Adjournment:: 4:50 PM